Warranty Deed

Karen Johnson Davidson County Batch# 627360 DEEDWARR 05/03/2021 10:52:30 AM 3 pgs Fees: $18.00 Taxes: $2,997.00 20210503-0058845	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $810,000.00. Affiant Subscribed and sworn to before me, this the 29th day of April, 2021. Notary Public My commission expires: 4/30/22

STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Marcus Oliver Fulbright Stephanie Anne Downing Fulbright	New Owner(s)	083-06-0-320.00
601 North 16th Street	601 North 16th Street	
Nashville, TN 37206	Nashville, TN 37206	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AMY G. DAVIS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARCUS OLIVER FULBRIGHT AND STEPHANIE ANNE DOWNING FULBRIGHT,*** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: * husband and wife.

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of George Shields East End Subdivision of record in Plat Book 57, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amy G. Davis, unmarried woman by Warranty deed from Jeffery B. Laughinghouse and wife, Nancy Laughinghouse of record in Instrument No. 20090302-0018099 Register's Office for Davidson County, Tennessee, dated February 27, 2009 and recorded on March 02, 2009.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 601 North 16th Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of April, 2021.

Amy G. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Amy G. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of April, 2021.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Emily Manno, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Emily Manno who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/3/23.

Notary's Seal (If on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202105030058845